



DEVELOPMENT SERVICES DEPARTMENT  
ENVIRONMENTAL COORDINATOR  
450 110<sup>th</sup> Ave NE., P.O. BOX 90012  
BELLEVUE, WA 98009-9012

### **OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS**

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No. 19-107499-LD

Project Name/Address: Bellevue Plaza Phase 2 / 117 106th Avenue NE

Planner: Faheem Darab

Phone Number: 425-452-2731

**Minimum Comment Period:** May 16, 2019

Materials included in this Notice:

- ☒ Blue Bulletin
- ☒ Checklist
- ☒ Vicinity Map
- ☐ ☐ ☐ Plans
- ☐ ☐ ☐ Other:

#### **OTHERS TO RECEIVE THIS DOCUMENT:**

- ☐ State Department of Fish and Wildlife / [Sterwart.Reinbold@dfw.gov](mailto:Sterwart.Reinbold@dfw.gov); [Christa.Heller@dfw.wa.gov](mailto:Christa.Heller@dfw.wa.gov);
- ☐ State Department of Ecology, Shoreline Planner N.W. Region / [Jobu461@ecy.wa.gov](mailto:Jobu461@ecy.wa.gov); [sepaunit@ecy.wa.gov](mailto:sepaunit@ecy.wa.gov)
- ☐ Army Corps of Engineers [Susan.M.Powell@nws02.usace.army.mil](mailto:Susan.M.Powell@nws02.usace.army.mil)
- ☐ Attorney General [ecyolyef@atg.wa.gov](mailto:ecyolyef@atg.wa.gov)
- ☐ Muckleshoot Indian Tribe [Karen.Walter@muckleshoot.nsn.us](mailto:Karen.Walter@muckleshoot.nsn.us); [Fisheries.fileroom@muckleshoot.nsn.us](mailto:Fisheries.fileroom@muckleshoot.nsn.us)



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Annotated 04/24/19  
Faheem Darab, Senior Planner

## **SEPA Environmental Checklist**

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit the Land Use Desk in the Permit Center between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4) or call or email the Land Use Division at 425-452-4188 or [landusereview@bellevuewa.gov](mailto:landusereview@bellevuewa.gov). Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

### ***Purpose of checklist:***

The City of Bellevue uses this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

### ***Instructions for applicants:***

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies and reports. Please make complete and accurate answers to these questions to the best of your ability in order to avoid delays.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

**PLEASE REMEMBER TO SIGN THE CHECKLIST.** Electronic signatures are also acceptable.

## A. Background [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)

*Bellevue Plaza Development - Phase 2 - Demolition and ADR*

2. Name of applicant: [\[help\]](#)

*Bellevue Investors 1 LLC*

3. Address and phone number of applicant and contact person: [\[help\]](#)

*Luis Adan, Sr. Development Manager, Real Estate  
505 Fifth Ave S. Suite 900, Seattle, WA 98104  
Work: 206.342.2000*

4. Date checklist prepared: [\[help\]](#)

*April 23, 2019*

5. Agency requesting checklist: [\[help\]](#)

*City of Bellevue Development Services Department*

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

*The proposed Bellevue Plaza project is planned to be developed in two phases. Phase 1 would include demolition and redevelopment of the southern third of the site and Phase 2 the remainder of the site. An MDP application has been submitted for the entire site, as well as a design review application for Phase 2.*

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

*No future plans are anticipated with respect to this proposal.*

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

*- Trip Generation Summary, TENW, August 2018  
- Summary of Subsurface Investigation, Farrallon, September 2018  
- GHG Emissions Worksheets, EA, 2018.*

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)

*There are no known applications pending for approval that would directly affect property associated with the proposed action.*

*18-128612-LD Design Review*

*18-128613-LP Master Development Plan*

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

*See Appendix A (A.10) for a complete list of anticipated permits.*

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#)

*Bellevue Plaza is a three-tower, half-block development on the site bounded by Main Street to the south, NE 2nd Street to the north, 106th Avenue NE to the east and 105th Avenue NE to the west (a private street). The site is in the City Center South district in Downtown Bellevue.*

*The proposed project consists of approximately 877,000 SF of office space in three towers, 30,000 SF of ground-level retail, open space, a through-block pedestrian connection and below-grade parking for approximately 2,200 vehicles. Office entries are located on 106th Avenue NE and Main Street. Vehicular access for parking and service is from 105th Street, which will be improved as a part of the project scope.*

*The project is anticipated to be constructed in two phases, with Phase I consisting of an approximately 339,000 SF office tower, ground-level retail/active use space and parking. Phase 2 will include two office towers on a shared podium with ground-level retail/active use space and parking. The primary on-site open space and through-block pedestrian connection will be built concurrent with the first phase.*

*Phase II will entail limited demolition activities, as well as construction of approximately 679,000 sf of office space, approximately 11,500 sf of retail/active use space, and roughly 1,478 below-grade parking stalls, with loading area and service spaces.*

*The demolition will include removal of the remainder of the existing buildings including slabs, foundations, and the vertical retaining wall left after Phase I activities, as well as parking lot rockeries and minor lot landscaping, some adjacent surface parking areas, driveways, and some utilities. Asphalt and concrete parking areas on the northern portion of the site would be removed (approximately 97 parking spaces).*

*See Figures 1-4 in Appendix A.*

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#)

*The proposed Bellevue Plaza project would be located on the west side of 106th Ave NE between NE 2<sup>nd</sup> Street and Main Street in downtown Bellevue. The project site address is 117-106<sup>th</sup> Avenue NE, Bellevue, WA 98004. Please refer to the plans on file with the City of Bellevue for a legal description of the project site. Please see Figures 1-4 in Appendix A for a vicinity map and site plan for the project.*

## B. Environmental Elements [\[help\]](#)

### 1. Earth [\[help\]](#)

- a. General description of the site: [\[help\]](#) (select one): ☒ Flat, ☐ rolling, ☐ hilly, ☐ steep slopes, ☐ mountainous, other: *Click here to enter text.*
- b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

*The steepest slope on the site is approximately 15%. Site topography is relatively flat and generally slopes toward the south. The topography of the site slopes from east to west by approximately 14' at its lowest point. Currently, the existing site buildings reconcile the grade difference, but in doing so, create a site that is split into upper and lower zones.*

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)

*A Subsurface Investigation (Farallon, 2018) completed for this project, which is on file with the City of Bellevue, identified on-site soil conditions.*

*Surficial geology in the site vicinity generally consists of glacial till, sands, and gravels. The glacial till consists of dense gravelly sandy silt to silty sand with varied quantities of clay and scattered cobbles and boulders.*

*The project site consists of a fill layer comprising sand and silty sand of variable thickness from a depth of approximately 4 to 7 feet bgs. The fill is underlain primarily by silty sand to depths ranging from approximately 15 to 25 feet bgs underlain by silt and silty sand to depths ranging from 25 to 95 feet bgs and poorly graded sand to the maximum depth explored of approximately 120 feet bgs.*

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

*There are no known mapped faults beneath the site; therefore, the potential for surface rupture at the site is considered low. Soil and groundwater conditions indicate the potential for liquefaction, although liquefaction-induced hazards is also considered to be low.*

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)

*Approximately 364,531 cubic yards of excavation would be required for the project overall, with approximately 237,031 cu yds required for Phase II.*

*Minimal fill would be necessary, and would be expected to be sourced locally, if needed.*

*No excavation or fill would be required for demolition.*

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

*Erosion is possible as a result of any construction activity. Demolition and site work would expose soils, but implementation of a Temporary Erosion and Sedimentation Control (TESC) plan incorporating best management practices (BMPs) would mitigate potential impacts. Once the buildings are operational, no erosion would be anticipated.*

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)

*Approximately 96 percent of the site is covered with impervious surfaces under existing conditions and roughly 90 percent of the site would be covered with impervious surfaces after demolition and project construction under Phases I and II.*

*Please see Appendix A (B.1) for more detailed information.*

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

*No significant adverse earth-related impacts are anticipated. Comprehensive Drainage Control Plan approvals (including construction BMPs and soil stabilization) would be submitted as an element of the Clear & Grade permit plan set.*

## 2. Air [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)

*The proposed project could result in localized increases in air quality emissions (primarily carbon monoxide) due to construction vehicles, equipment and activities. Dust would also result during construction activities. Emissions, however, would not result in exceedance of ambient air quality standards.*

*The project has been designed to conform to applicable regulations and standards of agencies regulating air quality in Bellevue. These include the Environmental Protection Agency (EPA), Washington State Department of Ecology (DOE), and the Puget Sound Clean Air Agency (PSCAA).*

*In order to evaluate the climate change impacts of the proposed project, King County Greenhouse Gas Emissions Worksheets have been prepared to estimate the emissions footprint for the lifecycle of the project on a gross-level basis (see Appendix B). The emissions estimates are based on the combined emissions from the following sources:*

- Embodied Emissions - extraction, processing, transportation construction and disposal of materials and landscape disturbance;*
- Energy-related Emissions - energy demands create by the development after it is completed; and,*
- Transportation-related Emissions - transportation demands created by the development after it is completed.*

*The worksheet estimates are based on building use and size. In total, the estimated lifespan emissions estimate for the Bellevue Plaza Redevelopment project is approximately 1,393,278 MTCO<sub>2</sub>e for all Phases, with Phase II contributing approximately 926,262 MTCO<sub>2</sub>e.*

*The worksheets used to estimate the project emissions are contained in Appendix B of this Checklist. This emissions estimate does not take into account any sustainability measures that would be incorporated into the project.*

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

*There are no offsite sources of air quality emissions or odors that may affect the proposed project.*

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

*No significant adverse emissions or air quality-related impacts are anticipated. The following measures could be implemented to further control emissions and/or dust during demolition and construction:*

- Use of well-maintained equipment would reduce emissions from construction equipment and construction-related trucks, as would avoiding prolonged periods of vehicle idling.*
- Use of electrically operated small tools in place of gas powered small tools, wherever feasible.*
- Trucking building materials to and from the project site would be scheduled and coordinated to minimize congestion during peak travel times associated with adjacent roadways.*
- Demolition dust would be handled in accordance with PSCAA regulations and sprinklering during demolition.*

### 3. Water [\[help\]](#)

- a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)

*The nearest surface water bodies are Lake Bellevue, located approximately 0.75 miles northeast of the site, and Lake Washington, located approximately 0.75 mile west of the site.*

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)

*No. The project will not require any work over, in, or adjacent (within 200 feet) to any water body.*

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)

*No fill or dredge material would be placed in or removed from any surface water body as a result of the proposed project.*

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

*No. The proposed project would not require any surface water withdrawals or diversions.*

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

*No. The proposed project does not lie within a 100-year floodplain.*

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)

*No. There would be no discharge of waste materials to surface waters.*

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

*A Subsurface Investigation (Farallon, 2018) completed for this project, which is on file with the City of Bellevue, identified groundwater conditions on site. Groundwater was measured at depths ranging from 27.96 to 45.92 feet bgs in monitoring wells at the project site.*

*No groundwater would be withdrawn from a well.*

*No water would be discharged to groundwater.*

*During excavation and construction of the building foundations and underground parking garages, dewatering of groundwater would be necessary and would be discharged to the stormwater or sanitary sewer systems in accordance with local and state regulations.*

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)

*Waste material will not be discharged into the ground from septic tanks or other sources. The proposed buildings would connect to the City's sewer system and would discharge directly to that sewer system.*

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#)

*Existing and new impervious surfaces constructed on the site are and would continue to be the source of runoff from the proposed project. Currently, stormwater runoff is collected on-site via a series of catch basins and routed to the existing city maintained storm system in 105th Avenue NE. An existing 48-inch storm drain enters the site from the north and connects to the storm drain system in Main Street. Site storm drainage connects to the Meydenbauer Creek Drainage Basin.*

*Portions of the existing storm drain system would be retained during demolition for Phase II to manage stormwater runoff.*

*Under the proposed project, the storm drainage would be rerouted along the west site boundary, and would drain to the south, connecting to the City system in Main Street. The piped conveyance systems stay within the limits of the City of Bellevue's right of way downstream for the next quarter mile. Site storm drainage would continue to connect to the Meydenbauer Drainage Basin*

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

*No. The proposed stormwater collection system and the TESC and BMPs implemented during demolition and construction would prevent waste materials from entering ground or surface waters.*

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)

*No. The proposal would not alter or otherwise affect drainage patterns in the vicinity of the site. Stormwater on the site is currently collected and conveyed to the City's storm drainage system and the proposed system will continue the same drainage patterns.*

- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)

*No significant adverse surface, ground, runoff water or drainage pattern impacts are anticipated. Stormwater from new impervious surfaces would be managed per the 2017 City of Bellevue Storm and Surface Water Engineering Standards.*

#### 4. Plants [\[help\]](#)

- a. Check the types of vegetation found on the site: [\[help\]](#)

☒deciduous tree: alder, maple, aspen, other: *other*

☐evergreen tree: fir, cedar, pine, other: *other*

☒shrubs

☒grass

☐pasture

☐crop or grain

☐Orchards, vineyards or other permanent crops.

☐wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other: *Click here to enter text.*

☐water plants: water lily, eelgrass, milfoil, other: *Click here to enter text.*

☐other types of vegetation: *Click here to enter text.*

- b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

*Approximately 27 street trees, as well as any remaining onsite trees and parking lot landscaping would be removed during demolition. Trees and vegetation would be maintained as long as feasible during the demolition process.*

*An arborist's report was prepared for this project to address proposed on-site tree removal and was submitted to the City for review in January 2019.*

- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

*No known threatened or endangered species are located on or proximate to the project site.*

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

*No landscaping is proposed as part of demolition activities.*

*A total of approximately 33 street trees along NE 2<sup>nd</sup> Street, 106<sup>th</sup> Avenue NE, and Main Street would be replaced/planted, and roughly +/-12 trees would be planted within the proposed plaza area on the project site, with approximately 19 trees to be planted during Phase II.*

*Approximately 2,720 sq. ft. of continuous planter strips, which would be a minimum of approximately 5-feet in width, would also be provided along the project site rights-of-way during Phase II (see Figure 5 in Appendix A).*

*Additionally, roughly 25 percent of the designated plaza open space would be planted (4,411 sq. ft. minimum); this would either occur just within Phase I or within both Phase 1 and Phase 2.*

*Landscaping will also be integrated into the mid-block connection/plaza and the pedestrian open spaces in front of the buildings along 106<sup>th</sup> Avenue NE.*

*See Figure 5 in Appendix A.*

- e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)

*The site is located in an urban, developed area and no known noxious weeds or invasive species are known to be on or near the site. Noxious weeds that are known to be present in King County include giant hogweed (*heracleum mantegazzianum*) and English ivy.*

## 5. Animals [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. [\[help\]](#)

Examples include:

birds: ☐hawk, ☐heron, ☐eagle, ☒songbirds, other: *seagulls, pigeons*  
mammals: ☐deer, ☐bear, ☐elk, ☐beaver, other: *squirrels, rats*  
fish: ☐bass, ☐salmon, ☐trout, ☐herring, ☐shellfish, other: *None*

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

*The project site is located in an urban, developed area and no*

*threatened or endangered species are known to be on or near the site.*

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)

*Yes. The entire Puget Sound area is within the Pacific Flyway, which is a major north-south flyway for migratory birds in America, extending from Alaska to Patagonia, a region at the southern end of South America. Every year, migratory birds travel some or all of this distance both in spring and in fall, following food sources heading to breeding grounds, or travelling to overwintering sites.*

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

*Other than providing on-site landscaping, no specific measures are proposed to enhance wildlife and/or habitat.*

- e. List any invasive animal species known to be on or near the site. [\[help\]](#)

*Invasive species known to be located in King County include European starling, house sparrow and eastern gray squirrel.*

## **6. Energy and Natural Resources** [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#)

*Electricity and natural gas are the primary sources of energy that would serve the proposed development. During operation, these energy sources would be used for project heating, cooling, hot water, cooking and lighting.*

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

*While some shadow impacts to nearby private properties are anticipated to result from construction of three mid-rise buildings on the project site, impacts are not expected to be significant. Please see Figure 6 in Appendix A.*

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)

*The proposed project and all building systems would conform to the current Bellevue Energy Code.*

## 7. Environmental Health [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [\[help\]](#)

*The completed project would have no known environmental health hazards that could occur as a result of this proposal.*

- 1) Describe any known or possible contamination at the site from present or past uses. [\[help\]](#)

*A Subsurface Investigation (Farallon, 2018) completed for this project, which is on file with the City of Bellevue, identified several contaminants in both soil and groundwater samples that exceed the MTCA Method A cleanup levels on the project site. Please see the report on file with the City for more detailed information.*

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. [\[help\]](#)

*None are known.*

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. [\[help\]](#)

*No toxic or hazardous chemicals are anticipated to be stored, used or produced during the project's demolition, development, construction or operation.*

- 4) Describe special emergency services that might be required. [\[help\]](#)

*No special emergency services are anticipated to be required as a result of demolition or Phase II construction activities. As is typical of urban development, it is possible that normal fire, medical, and other emergency services may, on occasion, be needed from the City of Bellevue.*

- 5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)

*Prior to demolition, any discovered toxic or hazardous building/pavement materials would be removed and disposed of in accordance with applicable state requirements.*

The following measures to address on-site contamination are recommended in the Subsurface Investigation Report completed for this project:

Based on the available information and an understanding of the planned redevelopment, the main components of a feasible remedial action for the project site would include:

1. Conducting additional phases of remedial investigation to address data gaps identified in the Subsurface Investigation Report. This likely will include additional characterization to further refine the lateral and vertical extent of petroleum hydrocarbon and HVOC concentrations in soil and groundwater at the project site.
2. Preparing a combined remedial investigation/feasibility study and cleanup action plan to provide protocols for managing confirmed and potentially contaminated media that will be encountered during the construction/redevelopment activities planned for the site, and to protect human health and the environment in accordance with MTCA.
3. Preparing a Contained-In request letter required by Ecology in order to approve the transport and disposal of HVOC-contaminated soil as nonhazardous waste to a Subtitle D Landfill.
4. Preparing a Vapor and Groundwater Barrier Intrusion Mitigation Design for the new building, likely including design and installation of a combined vapor and groundwater barrier system compatible with petroleum hydrocarbons and HVOCs in conjunction with the construction of the new building, to mitigate potential vapor and/or groundwater intrusion into the new building from the petroleum hydrocarbon and HVOC plume in groundwater in accordance with Ecology's design and performance expectations.
5. Implementing the permanent cleanup action for the site.
6. Preparing a cleanup action report following completion of the remedial action to document the cleanup action and request an NFA determination from Ecology for the site.

b. Noise [\[help\]](#)

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)

Traffic noise associated with adjacent streets is relatively high at certain times of day. Traffic noise is not expected to adversely affect the proposed Bellevue Plaza Site redevelopment project.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [\[help\]](#)

*Demolition- and construction-related noise would occur as a result of on-site demolition and construction activities associated with the project. Demolition and construction noise would be short-term and would be the most noticeable noise generated by the proposed project. The proposed project would comply with provisions of Bellevue's Noise Controls (BCC, Chapter 9.18); no noise variances are anticipated.*

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

*As noted, the project would comply with provisions of the City's Noise Controls; specifically demolition and construction hours would be limited to weekdays (non-holiday) from 7 AM to 6 PM and Saturdays from 9 AM to 6 PM (non-holiday). Sounds emanating from construction sites are prohibited on Sundays and legal holidays.*

## 8. Land and Shoreline Use [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)

*Following demolition and construction activities associated with Phase I, the Bellevue Plaza site would contain only the foundations/slabs of the buildings that were on-site prior to Phase I activities, as well as the retaining wall that separates the grades associated with the west and east sides of the project site.*

*Surrounding adjacent land uses include retail uses and associated surface parking to the east, north, west, and southwest, with multi-family and single-family residential uses located to the south.*

*Demolition would not be expected to affect nearby land uses.*

*Phase II of the proposed project would result in an increase in on-site population associated with the proposed office and retail uses, which would result in increased activity levels on-site and within the immediate surrounding neighborhood.*

- b. Has the project site been used as working farmlands or working forest lands? If so,

describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)

*No. There is no evidence that the site has been used for agriculture in the past 50 years.*

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: [\[help\]](#)

*No. The proposal will not affect or be affected by working farm or forest land.*

- c. Describe any structures on the site. [\[help\]](#)

*Following demolition and construction activities associated with Phase I, the Bellevue Plaza site would contain only the foundations/slabs of the buildings that were on-site prior to Phase I activities, as well as the retaining wall that separates the grades associated with the west and east sides of the project site. See Figure 2 in Appendix A for more information.*

- d. Will any structures be demolished? If so, what? [\[help\]](#)

*All existing structures/paved areas on the site would be demolished.*

- e. What is the current zoning classification of the site? [\[help\]](#)

*The site is zoned Downtown Mixed-Use District (DT-MU).*

- f. What is the current comprehensive plan designation of the site? [\[help\]](#)

*The site is located within the Downtown Neighborhood Area (subarea).*

- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

*The project site is not located within the City's designated shoreline boundary.*

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

*No part of the site has been classified as a critical area by the City of Bellevue or King County.*

- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

*Approximately 1,726 to 2,302 people could work in the Phase II office/retail buildings. Employee estimates are based on the 2014 King County Buildable Lands Report, and assume approximately 300 to 400 sq. ft. per employee in the Bellevue Urban Center.*

- j. Approximately how many people would the completed project displace? [\[help\]](#)

*The completed project would not displace any people. There are no residences on the project site. The existing businesses that leased space in the previous buildings relocated prior to the start of demolition and construction activities associated with Phase I.*

- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

*No impacts would occur and no measures are proposed.*

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

*The project site is located within the Downtown Subarea, one of 14 distinctive subareas within the City of Bellevue. The Downtown Subarea is intended to be a dense, mixed-use urban center and to serve as the continued location of cultural, commercial, entertainment, residential and regional uses. More specifically, the site is located within the Downtown Subarea's City Center South District; one of nine districts within Downtown. Each district is intended to be a distinct, mixed-use neighborhood with a unique identity.*

*The proposed Bellevue Plaza Redevelopment project would promote increased mixed-use density (office and retail) on a site that is underutilized from a density perspective. As noted, the site is currently occupied by three one-story buildings and nearly half the site area is in surface parking. The project would provide employment-generating uses onsite in a compact, mixed use pattern. This is consistent with regional goals to focus growth within urban centers, such as Downtown Bellevue. The proposed development would be consistent with the type and scale of existing and planned uses surrounding the site within the Downtown Subarea, and is consistent with the City's Land Use Code.*

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)

*No measures are proposed. The project site is located within a dense urban center and is not located in the immediate vicinity of agricultural or forest lands.*

## 9. Housing [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

*No housing units would be provided as part of the proposed action.*

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

*No housing exists on the site currently, and none would be eliminated.*

- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

*No housing impacts would occur and no measures are proposed.*

## 10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)

*The approximate height of the two office towers in Phase II would be approximately 250 feet above the average finished grade.*

*Principal building materials for the Podium and Tower are anticipated to be aluminum and glass curtainwall systems, with core expressions of metal panel rainscreen construction. Please see the ADR plans on file with the City of Bellevue for more detailed information.*

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

*No views in the immediate site vicinity would be obstructed with the demolition work. Views of the site from surrounding roadways would be altered with the removal of buildings and demolition would provide for more open views toward the site.*

*See Appendix A (B.10.b) for a detailed response to this question.*

- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

*No significant adverse aesthetic impacts are anticipated and no measures are proposed.*

## 11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

*At times during the demolition process, area lighting of the job site (to meet safety requirements) may be necessary, which would be noticeable proximate to the site. In general, however, light and glare from demolition activities are not anticipated to adversely affect adjacent land uses.*

*Principal sources of light and glare produced by the proposed project would include both stationary sources of light (e.g. interior lighting, pedestrian-level lighting, illuminated signage) and mobile sources, principally from vehicles maneuvering and operating within the site to access the parking garages. Lighting from the proposed Bellevue Plaza Site Redevelopment could be visible from locations proximate to the project site, and would mainly be visible at nighttime. Specific information relative to stationary sources, such as exterior building light fixtures, signage, façade materials (in terms of specular or reflective characteristics) and glazing would be provided as part of the construction-level plans associated with the City's Building Permit process.*

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

*No. Light and glare associated with the Proposed Action is not expected to cause a safety hazard nor interfere with views.*

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

*There are no off-site sources of light or glare that would affect the Proposed Action.*

- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

*No significant adverse light or glare-related impacts are anticipated and no mitigation measures are proposed.*

## 12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

*There are two parks in the immediate vicinity of the project site (i.e. within a half mile or less), including:*

- Downtown Park, located approximately 3 blocks to the northwest; and*
- Wildwood Park, located approximately 5 blocks to the southwest.*

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

*No, the proposed project would not displace any existing recreational uses.*

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

*No significant adverse recreational impacts would occur. The project would be landscaped with the intention to enrich and enliven the pedestrian experience for office tenants, as well as the general public. The main open space/plaza areas along 106<sup>th</sup> Avenue NE would be the primary public gathering spaces and would include numerous seating and gathering opportunities among raised planters and shade trees. Flexible retail seating areas would be situated at the edge of the plazas. The east/west mid-block connection between the buildings would provide pedestrian access through the site, and would contain a variety of gathering spaces.*

## 13. Historic and cultural preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [\[help\]](#)

*There are no buildings, structures, or sites located on or near the site that are listed in or eligible for listing in national, state or local preservation registers.*

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)

*There are no visible landmarks, features, or other evidence of Indian or historic use or occupation on the site.*

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)

*Potential impacts to cultural and historic resources on or near the project site were assessed by consulting the Washington State Department of Archaeology and Historic Preservation's Information System for Architectural and Archaeological Records Data (WISAARD).*

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. [\[help\]](#)

*No significant adverse impacts are anticipated and no mitigation measures are proposed.*

#### 14. Transportation [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)

*A Trip Generation Memo (TENW, 2018) was completed for this project and is included as Appendix C to this checklist.*

*The project site is located in downtown Bellevue on a block that is bounded by NE 2<sup>nd</sup> Street on the north, 106<sup>th</sup> Avenue NE on the east, Main Street on the south and 105<sup>th</sup> Avenue NE on the west. Vehicular access to/from the new office buildings would be provided from 105th Avenue NE, which will be improved as a part of the project scope.*

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)

*Yes, the site is currently served by public transit. The nearest transit stops are located on Main Street directly adjacent to the project site. The transit stops provide access to King County Metro route 249.*

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

*The completed project would contain approximately 2,198 parking spaces in the office complex, of which roughly 1,478 would be provided in Phase II.*

*Phase II of the proposed project would eliminate approximately 97 existing surface parking spaces.*

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)

*Modifications to the adjacent streets would include the addition of a mid-block pedestrian crossing and frontage improvements (planter strips, sidewalks, illumination, and signal modifications).*

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)  
*No, the project will not occur in the immediate vicinity of water, rail or air transportation.*
- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)

*Full buildout of the project is estimated to generate 1,011 net new Peak Hour trips, of which 779 net new trips would be generated by Phase II development.*

*Peak volumes are expected to occur between 7-9 AM and 4-6 PM. See Appendix C for further details.*

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. [\[help\]](#)

*No, the proposal would not affect or be affected by the movement of agricultural or forest products on roads or streets in the area.*

- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

*The payment of transportation impact fees will be required at building permit issuance, which will help fund the City of Bellevue planned transportation improvements throughout the City. Office buildings 50,000 sq. ft. or greater are also required to implement a Transportation Management Program consistent with City code requirements to encourage use of non-SOV modes of transportation.*

## 15. Public Services [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)

*It is anticipated that the Proposed Action would generate an incremental need for increased public services due to the addition of office and retail employees and visitors associated with the site. To the extent that emergency service providers have planned for gradual increases in service demands, no significant impacts are anticipated.*

*Demolition and construction-related activities could also result in a minor increase in the need to public services such as fire and police services.*

- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

*While the increase in employees and visitors associated with the proposed project may result in incrementally greater demand for emergency services, it is anticipated that adequate service capacity is available within Downtown Bellevue to preclude the need for additional public facilities/services.*

## 16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site: [\[help\]](#)  
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other

*All utilities are currently available at the site.*

- c. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)

-

- *Water - New, multiple domestic water connections and fire service connections (Bellevue Utilities);*
- *Stormwater - New, multiple storm drain connections (Bellevue Utilities);*
- *Sewer - New, multiple side sewer connections to combined sewer System (Bellevue Utilities);*
- *Natural Gas - New gas service (Puget Sound Energy); and*
- *Electrical - New electrical feed (Puget Sound Energy).*

### C. Signature [\[help\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:  \_\_\_\_\_

Name of signee: Luis Adan

Position and Agency/Organization: *Sr. Development Manager, Real Estate*

Date Submitted: *April 23, 2019*

APPENDIX A  
SUPPLEMENTAL ENVIRONMENTAL CHECKLIST RESPONSES

## APPENDIX A

### SUPPLEMENTAL ENVIRONMENTAL CHECKLIST RESPONSES

*The following contains supplemental information to the SEPA Environmental Checklist prepared for the **Bellevue Plaza Development – Phase II Demolition and ADR.***

#### A. BACKGROUND INFORMATION

**10. List any government approvals or permits that will be needed for your proposal, if known.**

***City of Bellevue***

- Design Review
- Master Development Plan
- Binding Site Plan
- Demolition Permit
- Clearing and Grading Permit
- Building Permits
- Stormwater Review
- Street Use Permits (construction – temporary)
- Street Improvements
- Mechanical Permits
- Plumbing Permit
- Elevator Permits
- Occupancy Permits

***Puget Sound Clean Air Agency***

- Demolition Permit

***Washington Department of Ecology***

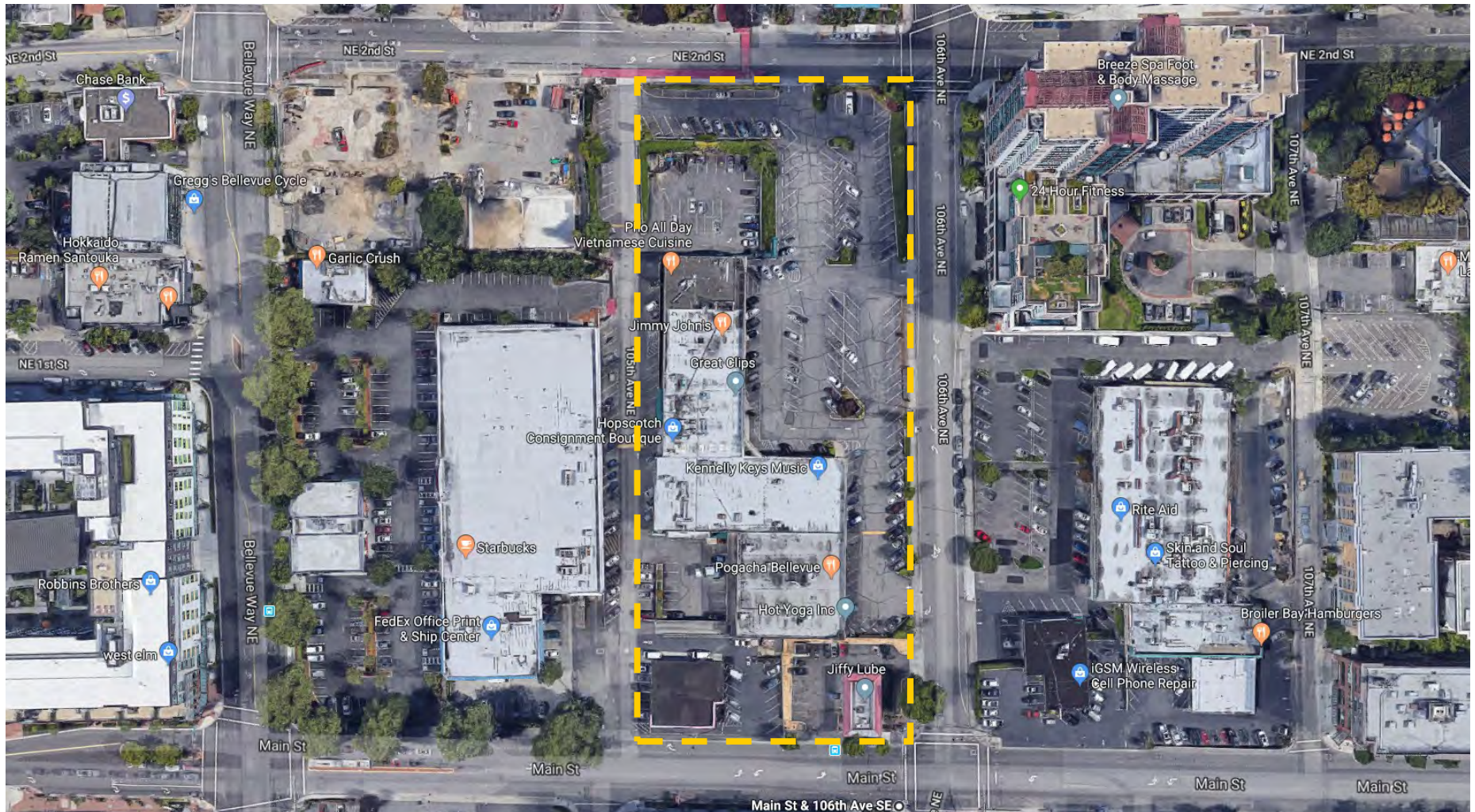
- Construction General NPDES Permit

This aerial map of downtown Bellevue, Washington, shows the project site highlighted in orange. The site is located at the intersection of Main St and 106th Ave SE. The map includes labels for streets, parks, and businesses. The project site is located at the intersection of Main St and 106th Ave SE.



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## Bellevue Plaza Development—Phase II Environmental Checklist

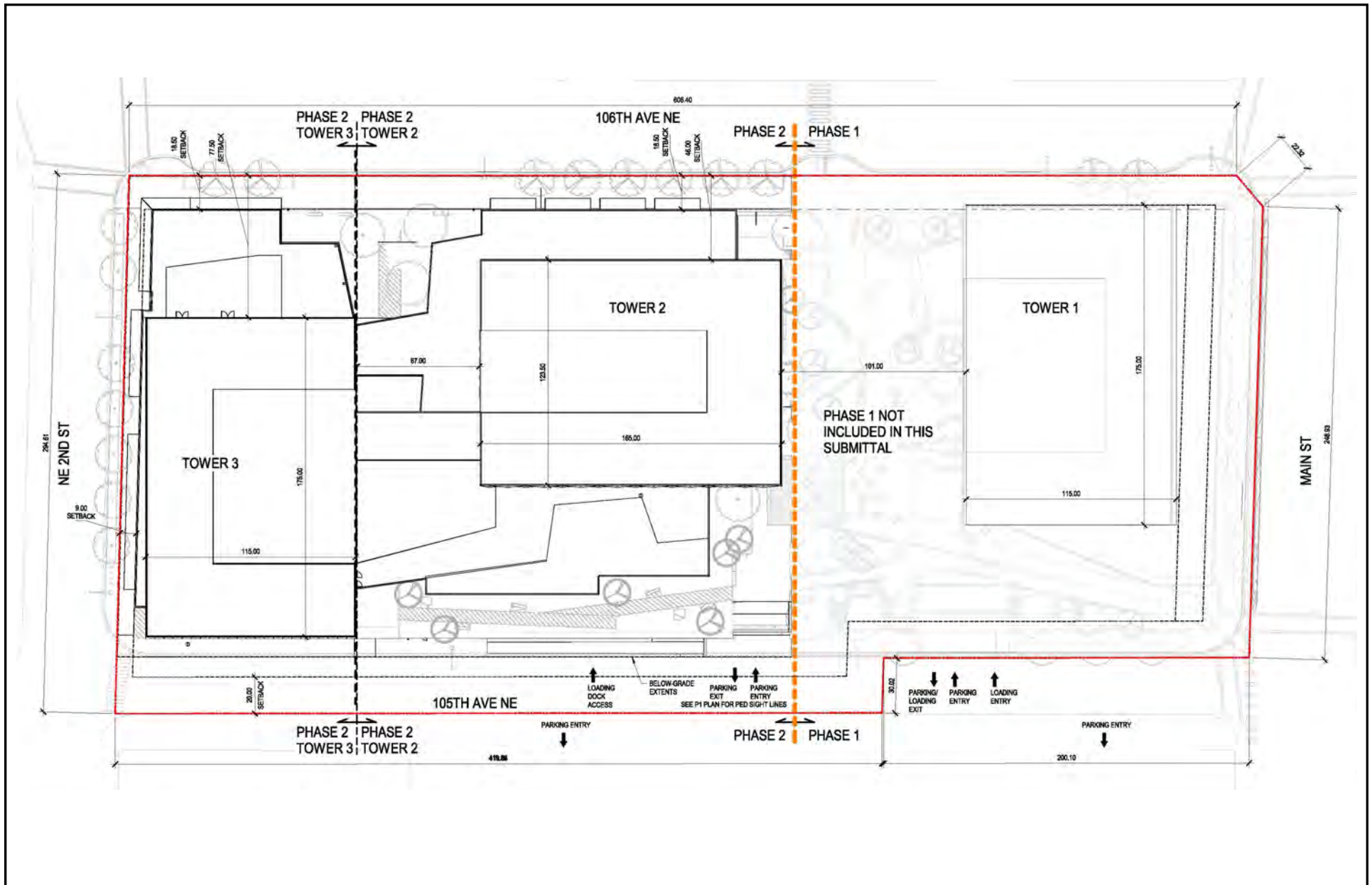


Source: EA, Google Earth, 2018

**Figure 2**

Existing Conditions

## Bellevue Plaza Development—Phase II Environmental Checklist



Source: Graphite, 2018

**Figure 3**

Site Plan

## Bellevue Plaza Development—Phase II Environmental Checklist

### Preferred Option | Concept Plan



105th AVE NE - Aerial Looking Southeast



105th AVE NE - Looking South from NE 2nd Street



105th AVE NE - Looking North from Main Street



106th AVE NE - Aerial Looking Northwest



106th AVE NE - Looking South from NE 2nd Street



106th AVE NE - Looking West into Plaza

 Phase II Buildings

Source: Graphite, 2018

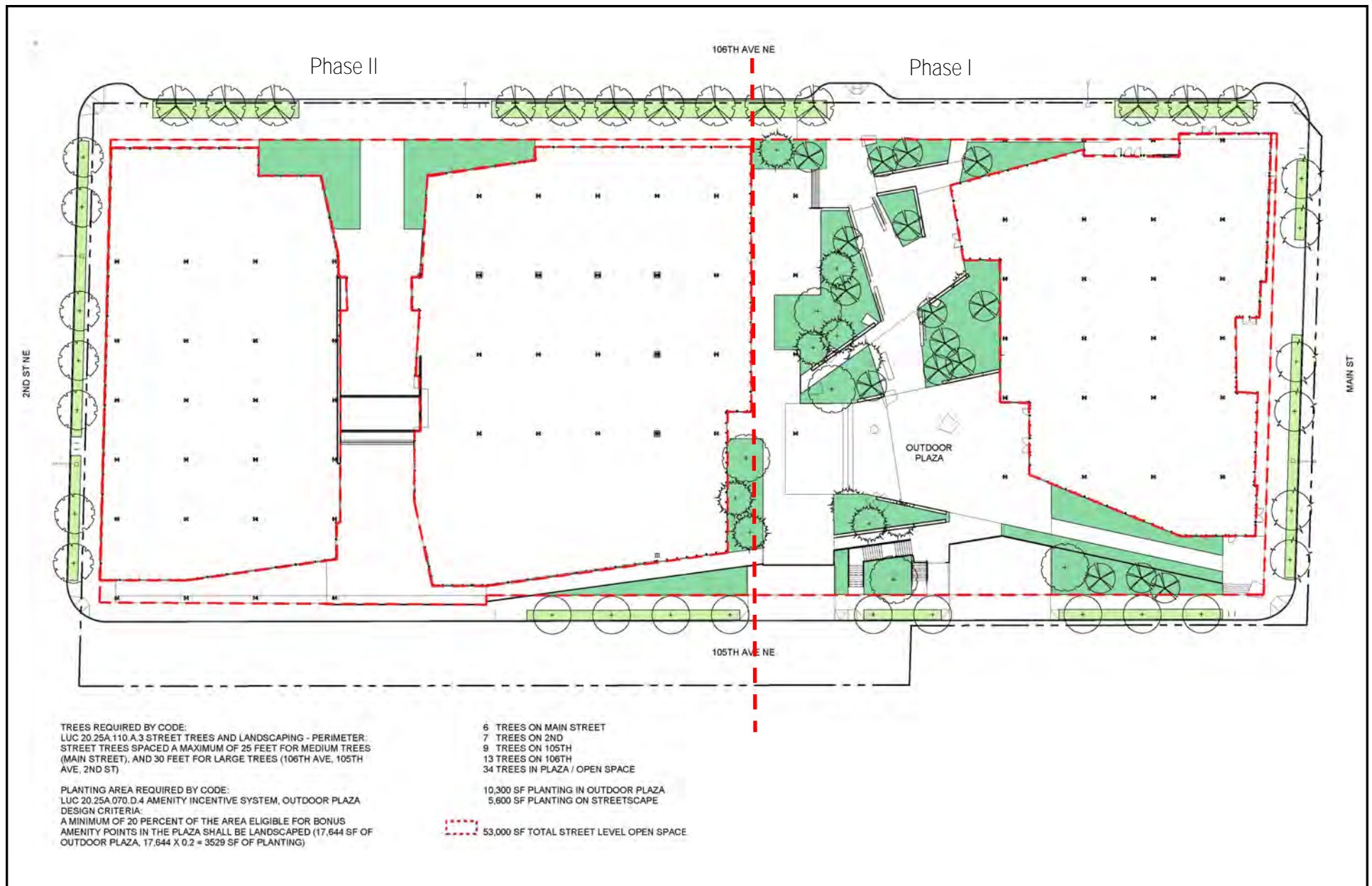
**EA** EA Engineering,  
Science, and  
Technology, Inc., PBC

**Figure 4**

Conceptual Project Rendering

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## Bellevue Plaza Development—Phase II Environmental Checklist



Source: GGN, 2018

**Figure 5**

Proposed Conceptual Landscaping Plan

## Bellevue Plaza Development—Phase II Environmental Checklist



Source: Graphite, 2018

**Figure 6**

Shadows

## B. ENVIRONMENTAL ELEMENTS

### 1. - Earth

*g. About what percentage of the site will be covered in impervious surfaces after project construction?*

*The following table illustrates existing and proposed amounts of pervious and impervious surfaces on the project site:*

<i>Existing Conditions</i>			
	<i>Pervious</i>	<i>Impervious</i>	<i>TOTAL</i>
	<i>7,197</i>	<i>159,567</i>	<i>166,854</i>
<i>Proposed Conditions</i>			
	<i>Pervious</i>	<i>Impervious</i>	<i>TOTAL</i>
<i>Phase I</i>	<i>9,113</i>	<i>46,462</i>	<i>55,575</i>
<i>Phase II</i>	<i>4,774</i>	<i>81,145</i>	<i>85,919</i>
<i>Total</i>	<i>13,887</i>	<i>127,607</i>	<i>141,494</i>

### 10. Aesthetics

*b. What views in the immediate vicinity would be altered or obstructed?*

The project will require demolition of surface parking and all existing buildings on the site. Views of the project site would therefore be altered from that of an relatively open site occupied by three low-rise structures surrounded by surface parking, to a modern, mixed-use development containing three roughly 20-story office buildings on the project site. The three new buildings would be separated by a landscaped, east-west mid-block connection and pedestrian plazas/open spaces. Refer to **Figure 3** for a site plan of the proposed **Bellevue Plaza Development – Phase II**.

It is City policy to consider the impact of a building on views of “Lake Washington, the Seattle skyline, the Olympic Mountains and Cascade Mountains from the major public open spaces and the major pedestrian corridor.” In addition, public views from public spaces and areas of pedestrian concentration are to be considered. To address these considerations, four photosimulations were prepared including one looking south from 106<sup>th</sup> Avenue NE, one looking west from NE 2<sup>nd</sup> Street, one looking west from Main Street, and one looking north from 106<sup>th</sup> Avenue NE. See **Figure 7** for a viewpoint location map. The existing and proposed views from these locations are described below.

**Viewpoint 1 – Figure 8** shows the existing and potential views from 106<sup>th</sup> Avenue NE, near the intersection with NE 2<sup>nd</sup> Street, looking south towards the project site. As depicted, the existing view includes a low-rise retail mall on the west (right) side of 106<sup>th</sup> Avenue NE in the foreground on the project site bordered by street trees in the mid-field view. Newer high-rise buildings can be seen along the east of 106<sup>th</sup> Avenue NE and in

the background further to the south. Under the proposed view the new roughly 20-story office buildings on the project site would be visible in the mid-field view, and would partially obscure background views of existing development further to the south. The overall visual effect would be a continuation of the existing urban density in the vicinity to the south and further vertical definition of the Downtown Neighborhood; no significant impacts would be anticipated.

**Viewpoint 2 – Figure 9** shows the existing and potential views from NE 2<sup>nd</sup> Street, near the intersection with 106<sup>th</sup> Avenue NE, looking west towards the project site. As depicted, the existing view includes a low-rise retail mall on the south (left) side of NE 2<sup>nd</sup> Street in the middle ground on the project site, as well as a one-story retail restaurant building on the north side of the street. Newer high-rise buildings can be seen under construction along the south side of NE 2<sup>nd</sup> Street in the background further to the west. Under the proposed view the new roughly 20-story office buildings on the project site would be visible in the mid-field view, and would partially obscure background views of existing and new development further to the south. The overall visual effect would be a continuation of the existing urban density in the vicinity to the west and further vertical definition of the Downtown Neighborhood; no significant impacts would be anticipated.

**Viewpoint 3 – Figure 10** shows the existing and potential views from Main Street, near the intersection with 106<sup>th</sup> Avenue NE, looking west towards the project site. As depicted, the existing view includes a low-rise retail mall on the north (right) side of 106<sup>th</sup> Avenue NE in the middle ground on the project site bordered by street trees further to the west along Main Street. Newer high-rise buildings can be seen along the south side of Main Street and in the background further to the south. Under the proposed view the new roughly 20-story office buildings on the project site would be visible in the mid-field view, and would partially obscure background views of existing development further to the south. The overall visual effect would be a continuation of the existing urban density in the vicinity to the south and further vertical definition of the Downtown Neighborhood; no significant impacts would be anticipated.

**Viewpoint 4 – Figure 11** shows the existing and potential views from 106<sup>th</sup> Avenue NE, near the intersection with Main Street, looking north towards the project site. As depicted, the existing view includes a low-rise retail mall on the west (left) side of 106<sup>th</sup> Avenue NE in the foreground on the project site bordered by street trees in the mid-field view. Newer high-rise buildings can be seen along the east of 106<sup>th</sup> Avenue NE and in the background further to the north. Under the proposed view the new roughly 20-story office buildings on the project site would be visible in the mid-field view, and would partially obscure background views of existing development further to the north. The overall visual effect would be a continuation of the existing urban density in the vicinity to the south and further vertical definition of the Downtown Neighborhood; no significant impacts would be anticipated.

Bellevue Plaza Site - Phase II  
SEPA Checklist



- Project Site
- Viewpoint Location

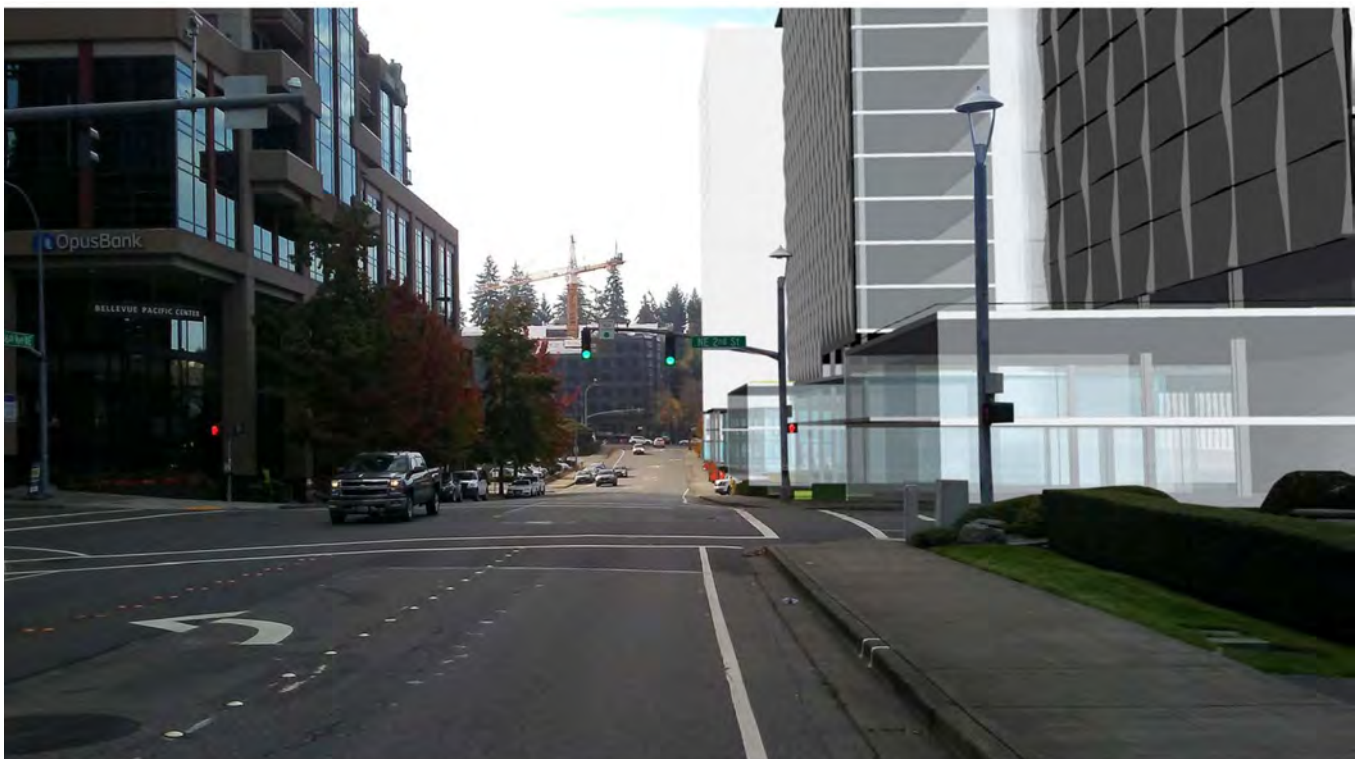
Figure 7  
Viewpoint Location Map

## Bellevue Plaza Development - Phase II Environmental Checklist

### Existing View



### Proposed View



Source: Graphite, 2018

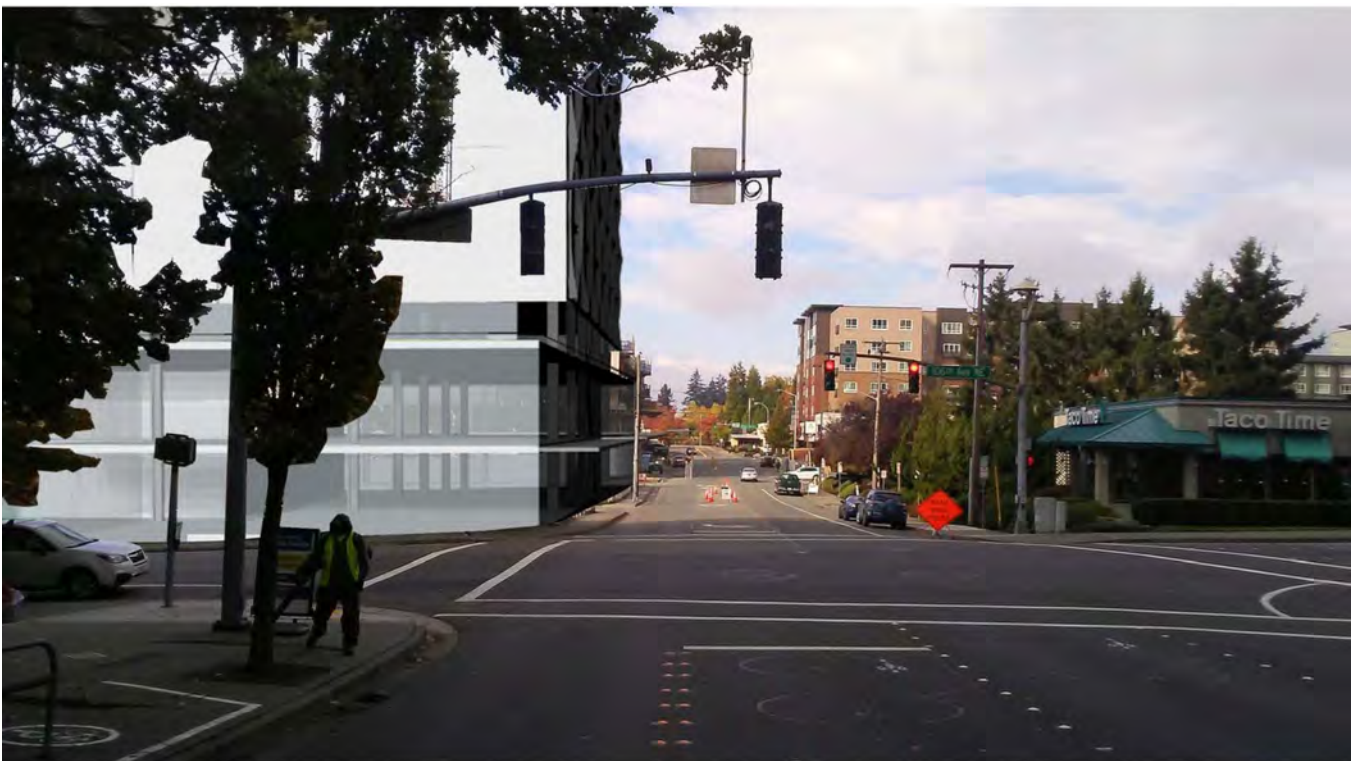
**Figure 8**  
Viewpoint 1—106th Avenue NE, Looking South

## Bellevue Plaza Development - Phase II Environmental Checklist

### Existing View



### Proposed View



Source: Graphite, 2018

**Figure 9**  
Viewpoint 2—NE 2nd Street, Looking West

## Bellevue Plaza Development - Phase II Environmental Checklist

### Existing View



### Proposed View

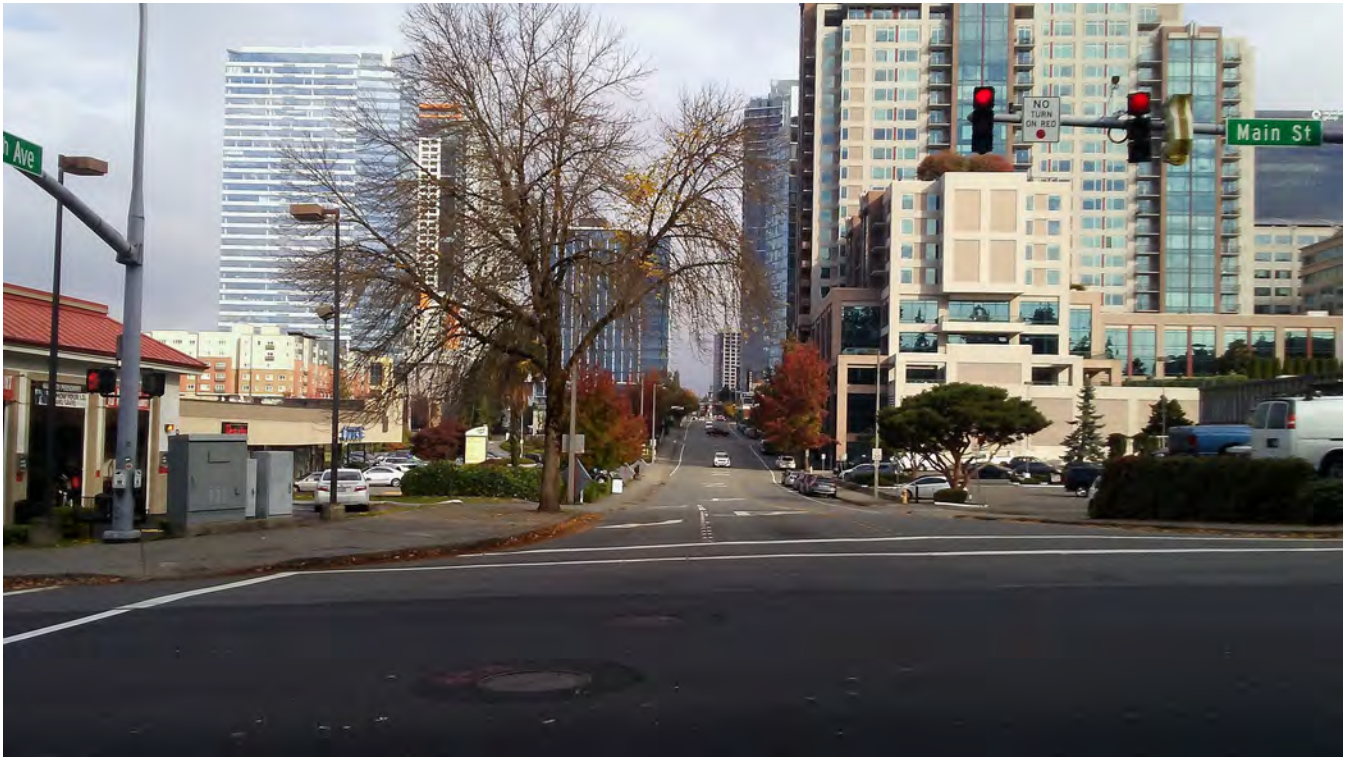


Source: Graphite, 2018

**Figure 10**  
Viewpoint 3—Main Street, Looking West

## Bellevue Plaza Development - Phase II Environmental Checklist

### Existing View



### Proposed View



Source: Graphite, 2018

**Figure 11**  
Viewpoint 4—106th Avenue NE, Looking North

APPENDIX B  
KING COUNTY GREENHOUSE GAS EMISSION WORKSHEETS

**Bellevue Plaza Site Development  
PHASE II**

**Section I: Buildings**

			Emissions <b>Per Unit</b> or <b>Per Thousand Square Feet</b> (MTCO <sub>2</sub> e)			<b>Lifespan Emissions (MTCO<sub>2</sub>e)</b>
Type (Residential) or Principal Activity (Commercial)	# Units	Square Feet (in thousands of square feet)	Embodied	Energy	Transportation	
Single-Family Home.....	0		98	672	792	0
Multi-Family Unit in Large Building .....	0		33	357	766	0
Multi-Family Unit in Small Building .....	0		54	681	766	0
Mobile Home.....	0		41	475	709	0
Education .....		0.0	39	646	361	0
Food Sales .....		0.0	39	1,541	282	0
Food Service .....		0.0	39	1,994	561	0
Health Care Inpatient .....		0.0	39	1,938	582	0
Health Care Outpatient .....		0.0	39	737	571	0
Lodging .....		0.0	39	777	117	0
Retail (Other Than Mall).....		11.5	39	577	247	9922
Office .....		679.1	39	723	588	916340
Public Assembly .....		0.0	39	733	150	0
Public Order and Safety .....		0.0	39	899	374	0
Religious Worship .....		0.0	39	339	129	0
Service .....		0.0	39	599	266	0
Warehouse and Storage .....		0.0	39	352	181	0
Other .....		0.0	39	1,278	257	0
Vacant .....		0.0	39	162	47	0

**Section II: Pavement.....**

Pavement.....		0.00				0
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**Total Project Emissions:**

**926262**

**Bellevue Plaza Site Development  
TOTAL ALL PHASES**

**Section I: Buildings**

			Emissions <b>Per Unit</b> or <b>Per Thousand Square Feet</b> (MTCO <sub>2</sub> e)			<b>Lifespan Emissions (MTCO<sub>2</sub>e)</b>
Type (Residential) or Principal Activity (Commercial)	# Units	Square Feet (in thousands of square feet)	Embodied	Energy	Transportation	
Single-Family Home.....	0		98	672	792	0
Multi-Family Unit in Large Building .....	0		33	357	766	0
Multi-Family Unit in Small Building .....	0		54	681	766	0
Mobile Home.....	0		41	475	709	0
Education .....		0.0	39	646	361	0
Food Sales .....		0.0	39	1,541	282	0
Food Service .....		0.0	39	1,994	561	0
Health Care Inpatient .....		0.0	39	1,938	582	0
Health Care Outpatient .....		0.0	39	737	571	0
Lodging .....		0.0	39	777	117	0
Retail (Other Than Mall).....		22.3	39	577	247	19239
Office .....		1,018.3	39	723	588	1374038
Public Assembly .....		0.0	39	733	150	0
Public Order and Safety .....		0.0	39	899	374	0
Religious Worship .....		0.0	39	339	129	0
Service .....		0.0	39	599	266	0
Warehouse and Storage .....		0.0	39	352	181	0
Other .....		0.0	39	1,278	257	0
Vacant .....		0.0	39	162	47	0

**Section II: Pavement.....**

Pavement.....		0.00				0
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**Total Project Emissions:**

**1393278**

## APPENDIX C

### TRIP GENERATION SUMMARY

## MEMORANDUM

**DATE:** August 3, 2018

**TO:** Randa Kiriakos  
City of Bellevue Transportation Department

**FROM:** Chris Forster, P.E.  
TENW

**SUBJECT:** Trip Generation Summary/Request for Concurrency Testing  
Bellevue Plaza  
TENW Project No. 5690

---

This memorandum documents the trip generation estimate and a request for traffic modeling and transportation concurrency testing for the proposed Bellevue Plaza mixed-use project.

### Project Description

The proposed Bellevue Plaza project would be located on the west side of 106<sup>th</sup> Ave NE between NE 2<sup>nd</sup> Street and Main Street. A vicinity map is provided in **Attachment A**. The Bellevue Plaza project is planned to be developed in three phases through the submittal of a Master Development Plan (MDP). Phase 1 would redevelop the southern third of the site, Phase 2 the middle third, and Phase 3 the northern third. The preliminary land uses associated with each phase are summarized in **Table 1**. In the near term, the applicant plans to submit an MDP application for the entire site as well as a design review application for Phase 1. The timing of design review applications for Phases 2 and 3 has not yet been determined.

**Table 1**  
**Bellevue Plaza Proposed Land Use Summary**

Land Use Category	Phase 1	Phase 2	Phase 3	Full Buildout
Restaurant	-	2,800 sf	9,600 sf	<b>12,400 sf</b>
Retail	1,500 sf	4,500 sf	-	<b>6,000 sf</b>
Grocery Store	13,300 sf	-	-	<b>13,300 sf</b>
Office	341,585 sf	348,043 sf	342,612 sf	<b>1,032,240 sf</b>

The existing site includes 50,573 sf of miscellaneous retail, 8,397 sf of restaurant, a 1,211 sf fast food restaurant without drive-thru window, and a quick lubrication service shop with 3 service bays; all of which are planned to be removed as part of Phase 1 of the project.

Primary vehicular access and loading to/from the site would be provided via garage driveways located on 105<sup>th</sup> Ave NE, a private access road that runs between NE 2<sup>nd</sup> St and Main Street. Full access (all movements allowed) is proposed at the intersections of 105<sup>th</sup> Ave NE/NE 2<sup>nd</sup> Street and 105<sup>th</sup> Ave NE/Main Street. **Attachment B** includes a preliminary site plan.

## Trip Generation Estimate

The net new trips associated with the project were determined by estimating the total trips from the proposed uses and then subtracting out the trips associated with the existing uses to be removed. The PM peak hour trips from the proposed and existing uses were estimated based on standard City of Bellevue trip generation rates included in the Bellevue Transportation Impact Fee Program, 2015 Update.

Consistent with nearby projects, the trip rates are reduced in the downtown zone to account for internal non-vehicular trips between on-site and neighboring land uses as well as mode-split adjustments related to significant transit, ride-sharing, bicycling, and walking opportunities. Therefore, no separate reductions were made to account for internal trips or mode-split adjustments.

The trip generation estimates also account for pass-by trip reductions for the proposed retail and restaurant uses. Pass-by trips are made by vehicles that are already on the adjacent streets and make intermediate stops at the proposed use on route to a primary destination (i.e. on the way from work to home). The pass-by reductions are built into the reduced trip rates used in the 2015 Impact Fee Program.

**Table 2** summarizes the net new PM peak hour trip generation estimates by phase for the project. The net new trips account for credit from the existing land uses that will be removed as part of Phase 1.

**Table 2**  
**Bellevue Plaza**  
**PM Peak Hour Trip Generation by Phase**

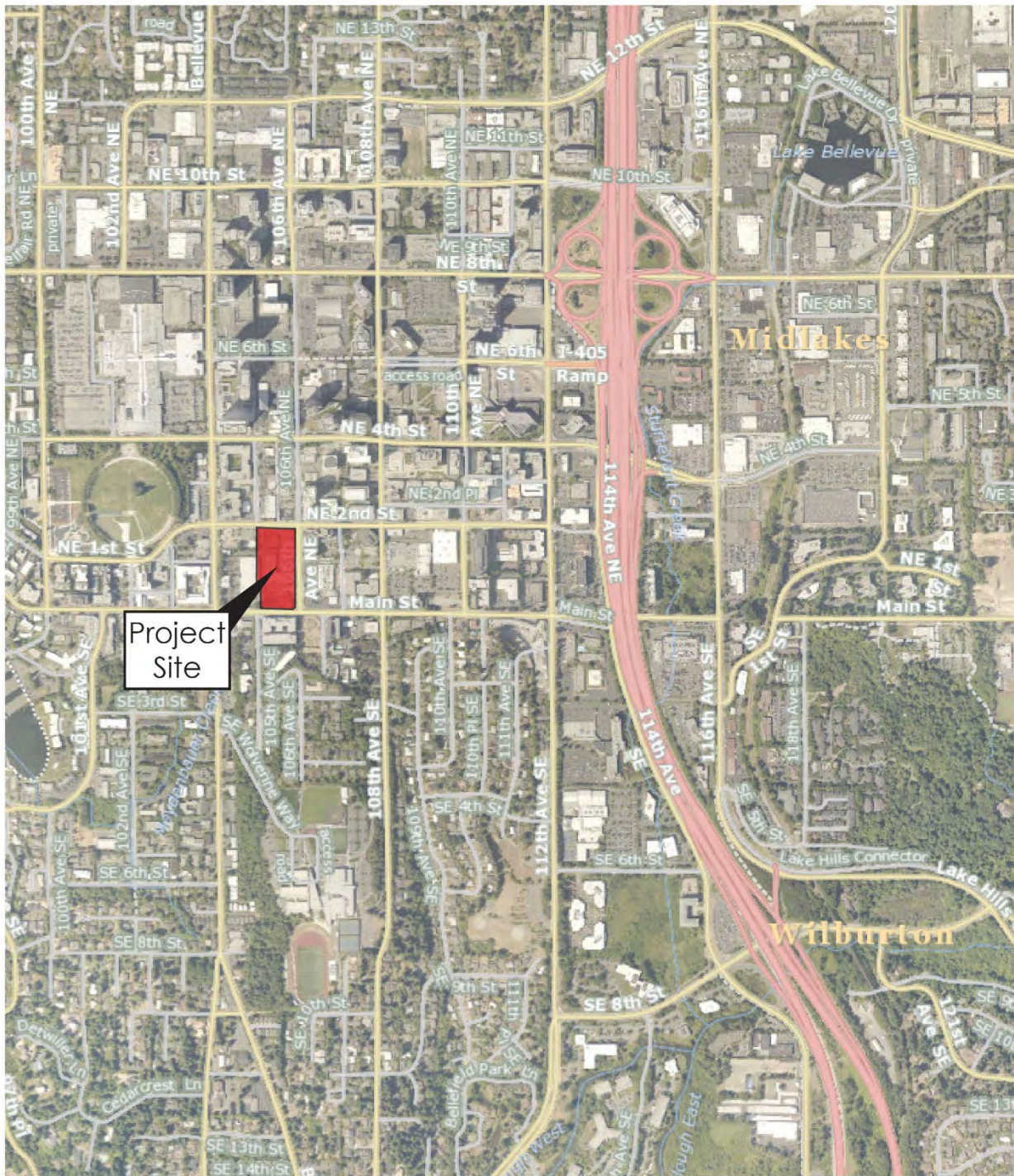
Phase	<u>Net New PM Peak Hour Trips</u>		
	In	Out	Total
Phase 1	-5	237	232
Phase 2	71	308	379
Phase 3	89	311	400
Full Buildout	155	856	1,011

As shown in **Table 2**, the full buildout of the Bellevue Plaza project is estimated to generate 1,011 net new weekday PM peak hour trips (155 entering, 856 exiting). The detailed trip generation estimates are included in **Attachment C**.

This should provide you with the information needed to complete the modeling for the proposed Bellevue Plaza project. We will follow up with you to discuss modeling assumptions and to confirm the required modeling fees.

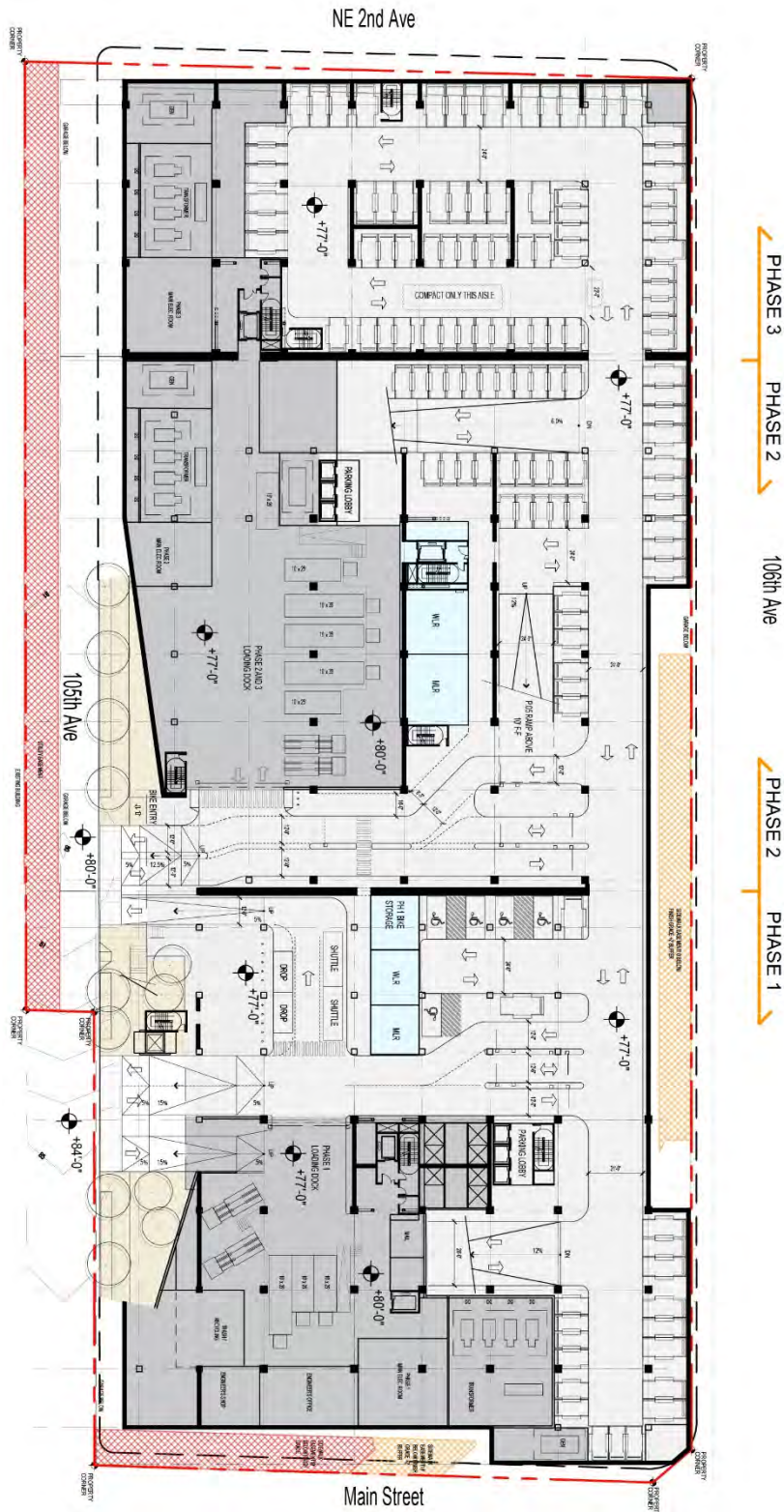
If you have any questions regarding the information presented in this memo, please call me at 206-498-5897 or email at [forster@tenw.com](mailto:forster@tenw.com).

cc: Luis Adan, Vulcan Inc.  
Attachments



## Attachment A: Project Site Vicinity





Attachment B: Preliminary Site Plan



## ATTACHMENT C

### Trip Generation Estimates

#### Bellevue Plaza - Phase 1

			PM Peak Hour Project Trips			
Land Use	Size	Units <sup>1</sup>	Trip Rate <sup>2</sup>	In	Out	Total
<u>Proposed Uses:</u>						
Grocery Store	13,300 sf	GFA	6.07	41	40	81
High Turnover Restaurant	0 sf	GFA	5.61	0	0	0
Misc. Retail	1,500 sf	GFA	2.45	2	2	4
Office	341,585 sf	GFA	1.01	55	290	345
			Subtotal =	98	332	430
<u>Less Existing Uses</u>						
Misc. Retail	50,573 sf	GFA	2.45	-60	-64	-124
High Turnover Restaurant	8,397 sf	GFA	5.61	-29	-18	-47
Fast Food Restaurant without Window	1,211 sf	GFA	13.08	-8	-8	-16
Quick Lubrication Vehicle Shop	3	Service Positions	3.63	-6	-5	-11
			Subtotal =	-103	-95	-198
NET NEW PM PEAK HOUR TRIP GENERATION =				-5	237	232

**Notes:**

1. GFA = Gross Floor Area.
2. Trip rates from the Bellevue Impact Fee Program 2015 Update.

#### Bellevue Plaza - Phase 2

			PM Peak Hour Project Trips			
Land Use	Size	Units <sup>1</sup>	Trip Rate <sup>2</sup>	In	Out	Total
<u>Proposed Uses:</u>						
Grocery Store	0 sf	GFA	6.07	0	0	0
High Turnover Restaurant	2,800 sf	GFA	5.61	10	6	16
Misc. Retail	4,500 sf	GFA	2.45	5	6	11
Office	348,043 sf	GFA	1.01	56	296	352
			Subtotal =	71	308	379
<u>Less Existing Uses</u>						
Misc. Retail	0 sf	GFA	2.45	0	0	0
High Turnover Restaurant	0 sf	GFA	5.61	0	0	0
Fast Food Restaurant without Window	0 sf	GFA	13.08	0	0	0
Quick Lubrication Vehicle Shop	0	Service Positions	3.63	0	0	0
			Subtotal =	0	0	0
NET NEW PM PEAK HOUR TRIP GENERATION =				71	308	379

**Notes:**

1. GFA = Gross Floor Area.
2. Trip rates from the Bellevue Impact Fee Program 2015 Update.

**Bellevue Plaza - Phase 3**

			PM Peak Hour Project Trips			
Land Use	Size	Units <sup>1</sup>	Trip Rate <sup>2</sup>	In	Out	Total
<u>Proposed Uses:</u>						
Grocery Store	0 sf	GFA	6.07	0	0	0
High Turnover Restaurant	9,600 sf	GFA	5.61	33	21	54
Misc. Retail	0 sf	GFA	2.45	0	0	0
Office	342,612 sf	GFA	1.01	56	290	346
			Subtotal =	89	311	400
<u>Less Existing Uses</u>						
Misc. Retail	0 sf	GFA	2.45	0	0	0
High Turnover Restaurant	0 sf	GFA	5.61	0	0	0
Fast Food Restaurant without Window	0 sf	GFA	13.08	0	0	0
Quick Lubrication Vehicle Shop	0	Service Positions	3.63	0	0	0
			Subtotal =	0	0	0
NET NEW PM PEAK HOUR TRIP GENERATION =				89	311	400

**Notes:**

1. GFA = Gross Floor Area.
2. Trip rates from the Bellevue Impact Fee Program 2015 Update.

**Bellevue Plaza - Full Buildout**

			PM Peak Hour Project Trips			
Land Use	Size	Units <sup>1</sup>	Trip Rate <sup>2</sup>	In	Out	Total
<u>Proposed Uses:</u>						
Grocery Store	13,300 sf	GFA	6.07	41	40	81
High Turnover Restaurant	12,400 sf	GFA	5.61	43	27	70
Misc. Retail	6,000 sf	GFA	2.45	7	8	15
Office	1,032,240 sf	GFA	1.01	167	876	1,043
			Subtotal =	258	951	1,209
<u>Less Existing Uses</u>						
Misc. Retail	50,573 sf	GFA	2.45	-60	-64	-124
High Turnover Restaurant	8,397 sf	GFA	5.61	-29	-18	-47
Fast Food Restaurant without Window	1,211 sf	GFA	13.08	-8	-8	-16
Quick Lubrication Vehicle Shop	3	Service Positions	3.63	-6	-5	-11
			Subtotal =	-103	-95	-198
NET NEW PM PEAK HOUR TRIP GENERATION =				155	856	1,011

**Notes:**

1. GFA = Gross Floor Area.
2. Trip rates from the Bellevue Impact Fee Program 2015 Update.